QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of wall of which is hereby acknowledged, the undersigned, MEGA PROPERTIES PARTNERSHIP, a Delaware general partnership, does hereby sell, convey, and quitclaim, unto HAWAII NEWSUB, INC., a Hawaii corporation, all of its rights, title, and interest in the following $\frac{D_{\epsilon}S_{DTD}}{D_{\epsilon}S_{DTD}}$ described land and property situated in Rankin-County, Mississippi, to wit:

AS PER ATTACHED EXHIBIT "A"

WITNESS my signature this 7th day of December, 1995.

DEC II 10 29 AM 95 M

BK 29 3 PC 656
W.E. DAVIS CH. OLK.

MEGA PROPERTIES PARTNERSHIP
a Delaware general partnership

By: DOLE MEGA HOLDING CORP., General Partner

Patricia A. McKay
Vice President

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of December, 1995, within my jurisdiction, the within named Patricia A. McKay, who acknowledged that she is Vice President of DOLE MEGA HOLDING CORP., the General Partner of MEGA PROPERTIES PARTNERSHIP, a Delaware general partnership, and that for and on behalf of said partnership, and as its act and deed she executed and delivered the above and foregoing instrument after having been duly authorized by said partnership so to do.

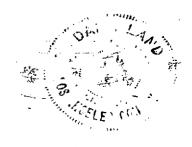
Given my hand and official seal this 7th day of December, 1995.

DANA LAND
COMM. # 1018454
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires APR 22, 1998

Notary Public

My commission expires:

Ril 22, 199



800K 293 PAGE 657

GRANTOR:

NAME: MEGA F

MEGA Properties Partners

c/o MEGA Management Company, Inc.

ADDRESS: 210 Oak Avenue, 28081

P.O. Box 28

Kannapolis, NC 28082-0028

PHONE:

(704) 938-5161

GRANTEE:

NAME:

Hawaii Newsub, Inc.

ADDRESS: P.O. Box 2990

Honolulu, HI 96802

PHONE:

(808) 548-4811

EXHIBIT A

Commencing at the NE corner of the NW quarter of Section 6, Township 2 South, Range 7 West of DeSoto County, Mississippi, run thence 28.3' along the north line of said Section 6 to an iron pin on the west Right-of-Way of Elmore Road; thence N 89° 18' 11" W for a distance of 686.88' along the north line of said Section 6 to a point on the north ROW line of Nail Road; thence S 00° 41' 49" W for a distance of 53.00' to the Point-of-Beginning for the following described tract of land; thence S 00° 41' 49" W for a distance of 600.00'; thence S 04° 40' 22" W for a distance of 119.43'; thence N 71° 39' 25" W for a distance of 316.45'; thence N 90° 00' 00" W for a distance of 200.00'; thence N 43° 49' 14" W for a distance of 877.44' to a point on the south ROW line of said Nail Road; thence S 89° 18' Point-of-Beginning of the aforedescribed tract of land containing 12.056 acres more or less.

The above-described parcel of land is situated in the Northwest Quarter (NW 1/4) of Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi.

Section	Township	t is unable to feasibly and the property is loc	ascertain the Section, To ated. The property cou	nd possibly be
SW 1/4 SE 1/4 NW 1/4	SW 1/4 SE 1/4	SW PA	4) NE 1/4	
NE 1/4 Lot(s) #	NW 1/4 - NE 1/4 Lot(s) #	NW 1/4 NE 1/4	SE 1/4 NW 1/4 NE 1/4	

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PREPARER'S STATEMENT AND INDEXING INSTRUCTION

TYPE OF INSTRUMENT:

Quitclaim Deed

PREPARER'S NAME AND ADDRESS:

First American Title Insurance Company 228 East 45th Street New York City, NY 10017

212-922-9700

INDEXING INSTRUCTION:

The subject property is to be indexed in the Northwest Quarter of Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

William A. Baskin Holcomb, Dunbar, Connell, Chaffin & Willard, P.A. P.O. Box 190 Southaven, MS 38671

601-342-6806